

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE: Bankruptcy No. 23-21478-CMB

MARTIN JOHN GATES Chapter 7

Debtor Doc. No. 34

PAMELA J. WILSON, TRUSTEE

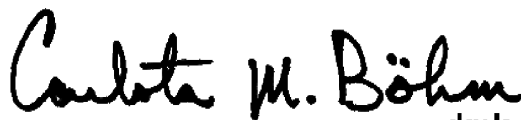
Movant

vs.

NO RESPONDENTS

**ORDER OF COURT**

**AND NOW**, this 24th day of October, 2023, upon consideration of the Motion of the Chapter 7 Trustee for Amended Order, it is hereby ORDERED and DECREED that the Motion is GRANTED. The October 3, 2023 Court Order approving the sale of the real property owned by the Debtor located at 871 East National Pike, Washington, Washington County, Pennsylvania, parcel identification number 600-011-00-00-0021-01, to Deborah Kurka and Thomas Zaecina is hereby amended to increase sale price from \$290,000 to \$300,000 to allow \$9,000 Seller Assist toward the Buyers' costs and additional \$1,000 to the Estate.



CARLOTA M. BÖHM  
United States Bankruptcy Judge

dmk

FILED  
10/24/23 2:26 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

In re:  
Martin John Gates  
Debtor

Case No. 23-21478-CMB  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Oct 24, 2023

User: auto  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 26, 2023:

Recip ID	Recipient Name and Address
db	+ Martin John Gates, 260 Moore Road, Washington, PA 15301-8039
aty	+ Pamela J Wilson, 810 Vermont Avenue, Pittsburgh, PA 15234-1222

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 26, 2023                      Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 24, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor LOANDEPOT.COM LLC bnicholas@kmlawgroup.com
David A. Rice	on behalf of Debtor Martin John Gates ricelaw1@verizon.net lowdenscott@gmail.com
Office of the United States Trustee	ustpre03.pi.ecf@usdoj.gov
Pamela J. Wilson	pwilson@pjwlaw.net pwilson@ecf.axosfs.com
Pamela J. Wilson	on behalf of Trustee Pamela J. Wilson pwilson@pjwlaw.net pwilson@ecf.axosfs.com

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TOTAL: 5